

13748

INFORMATION FROM R.O.M.P.

13748

DATE

Our File No. 13748.

Full Name Motosuke BABA (Deceased).  
(Surname in Block Letters)

Registration No.

N/R.

Male - Female  
(Check)

Age

KCMF has no  
record  
birth.

Former Address

Sidney, B. C.

Date Evacuated

Naturalized - Canadian-Born - National  
(Check)

Present Address

Died January 1st, 1931, in the waters of the Gulf of

Georgia.

Married - Single  
(Check)

Name of Wife

Tsuru

#10060.

Now Mrs. K. Kuwabara  
File No.  
10756

Name of Husband

Name of Mother

Name of Father

Names of Children under 16

Matsuyo; Toshio; Masao; Kimuko; Stephen.

Requested by

Registered with Custodian

No.  
(Yes or No)

Additional Information

Owens property in Sidney, B. C.

ADDRESS ALL COMMUNICATIONS TO  
THE REGISTRAR



LAND REGISTRY OFFICE  
VICTORIA

July 25th, 1947

IN YOUR REPLY  
PLEASE REFER TO **RNCH**

*Jm*

EVACUATION SECTION	
JUL 26 1947	
Rec'd	
File No.	
Ans.	
Referred	

The Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Building,  
Vancouver, B.C.

Dear Sir:

Attention of Mr. Ian Macpherson  
Re Lot 14 in Block 2 of Section 11, Range  
4 East, North Saanich District, Plan 381  
Your files 13748 and 2310

I have your letter of the 22nd instant  
enclosing vacating certificate in triplicate.

Toshio Baba, Administrator of the estate  
of Motosuke Baba, deceased, was registered as the owner of  
Lot 14 on 5th March 1937. On 19th April 1943 the interest  
of the said Administrator was vested in the Custodian under  
D.F.50874. On 6th September 1945 the interests of Tsuru Baba  
and others (presumably the widow and children of Motosuke  
Baba, deceased) was vested in the Custodian under D.F.53804.

In June 1946 the Secretary of State of  
Canada acting in his capacity as Custodian requested me to  
register himself as owner of said Lot 14. Registration was  
completed on 17th July 1946 and in view of the fact that the  
Custodian took title, the two vestings referred to above autom-  
atically disappeared and were merged in the title of the Custodian.  
At the same time in July 1946 the Custodian conveyed Lot 14 to one  
Frederick Gordon Bowcott who is the present registered owner, and  
Bowcott's title is, of course, clear of the two vestings.

The vacating Certificate now enclosed by you  
has been filed with the documents where the Custodian took title  
and will furnish additional evidence of the release of the  
Custodian's interest.

Yours truly,

H.J. Crane

Registrar

RNCH/LS

per

*Rm*

13748, 2310

July 4, 1947.

REGISTERED MAIL

Mr. Toshio Baba,  
Registration No. 09458,  
509 McTavish Street,  
Fort William, Ontario.

Dear Sir:

Re: Estate of Motomika Baba, Deceased.

Relative to your request for the proceeds from the sale of property belonging to the above estate, we enclose herewith Custodian cheque in the sum of \$1086.88.

This amount is made up of the shares of Tsuru, your mother, in the sum of \$494.02, and the shares of yourself, Matsuyo and Masao, in the amount of \$197.62, each, making a total of \$1086.88 as indicated above.

The share of Kinuko, who now appears to be twenty-one years of age, will be held pending advice as to whether she wishes the money sent to her direct or assigned to you. The share of Stephen will be held until he reaches the age of twenty-one years and is capable of dealing with this money on his own behalf.

Kindly acknowledge receipt of this cheque, using the enclosed envelope for your reply.

Yours truly,

A. G. McArthur,  
Office of the Custodian.

AGH/AC  
Enc. cheque \$1086.88  
envelope

cc. Mrs. Tsuru Kuwabara  
Matsuyo Sakamoto  
Masao Baba

13748.  
Cat. No. 903.

September 27th, 1946.

Mr. Toshio BABA, 509256,  
Administrator of the Estate  
of Motonaka BABA, Deceased,  
509 MacFavish Street,  
Fort William, Ontario.

Dear Sir:

Re: 1062 Fourth Street, Sidney, B. C. (Lot 14 in  
Block 2 of Section 11, Range 4 East, North  
Spanish District, Plan 361).

In conformity with the Government's policy of  
liquidation of properties in the protected areas of British Columbia,  
the above was included in a catalogue of such properties and was sold,  
as of the 19th June, 1946, for the sum of \$800.00, a price which was  
in line with the valuation placed on it by a qualified independent  
appraiser.

All chattels left on the premises were sold to the  
purchaser of the Real Property for the lump-sum price of \$35.00, a  
figure considered higher than could be expected if these articles were  
removed to Victoria, at high cost, for sale there by auction.

Adjustments of taxes, insurance, etc., having been  
completed, we enclose a statement of the transaction showing the net  
proceeds (\$759.87) passed to the credit of this (Estate) account.

For your information we also enclose a statement of  
this account, showing a credit balance of \$1,482.12 at the present time.

Yours truly,

R. G. Bell,  
Administration Department.

RGE/P.

Encl. 2.

c.c. to Dept. of Labour, Japanese Division.

~~Encl.~~ The balance of account referred to above is the subject of a  
separate letter which will follow in a few days.

2310 & 13748.

July 26th, 1946.

REGISTERED MAIL.

Mr. Toshio BABA,  
Registration No. 09258,  
509 MacFavish Street,  
Fort William, Ontario.

Dear Sir:

This file has been under review and we avail ourselves of this opportunity to give you a brief resume of our administration of your affairs.

Real Property: The Sidney, V. I., property registered in the name of: "Toshio BABA, Administrator of the Estate of Motosuke BABA, deceased" is carried in our file No. 13748. As you are aware, this property has been sold, and final adjustments having been made a complete statement of the transaction will be sent you as soon as possible.

Accounts Receivable: The sum of \$280.00 owed you by Mr. D. L. Moore, was collected by our Victoria agent, and duly credited to your account.

Bonds, Shares, etc.: War Savings Certificates (\$20.00) declared by you remained in your possession and did not come under our administration.

Bank Accounts: No action was taken by this office with regard to a balance of \$35.00 declared by you to be in an account in your name with the Royal Bank of Canada, Victoria.

Life Insurance: Premiums on your policy with the Sun Life Assurance Company were paid by this office up to the time the life of the policy was terminated, by payment to you direct by the Company, of its cash surrender value.

Liabilities: Your file shows all liabilities registered against you to have been liquidated.

Funds: As advised you on the 2nd January, when we sent you an extract of your account, there is a balance of \$19.05 standing at your credit, and we now enclose our cheque in your favour for that amount. This payment will leave no balance in your account, which will therefore be closed.

This would appear to account for all property of every kind left by you in the protected area which vested in the Custodian, and in order that you may confirm this, we enclose a stamped addressed envelope for your convenience.

Yours truly,

R. G. Bell,  
Administration Department.

RGB/P.  
Encl.

13748 & 2310

June 3, 1946.

Mr. Don Sparling,  
Sidney, B. C.

Dear Sir:

Re: Catalogue No. 903  
1062 Fourth St., Sidney  
11/2/11/WAE/381

Further to our letter of March 23rd we have to advise you that we are prepared to recommend the acceptance of your offer, on behalf of Mr. Frederick Gordon Bowcott, of \$835.00 for the above described property, being \$800.00 for the real property and \$35.00 for the chattels. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$751.50.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner is a British Subject, using the enclosed form.

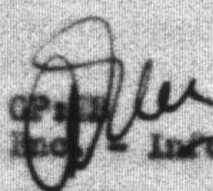
The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, they will be signed and returned.

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and the owner will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,  
Director.

  
GP: [initials]  
Enc. Information form.

2310, 10756, 13748

May 15th, 1946.

Mr. C.K. Halonen,  
Department of Labour,  
Japanese Division,  
206 Grain Exchange Building,  
Fort William, Ontario.

Dear Sir:

Reference is made to yours of May 9th, in which you informed us that Mr. Toshio BABA requested a statement of his account and to be advised as to the sale of the property of the estate of Mototsuke BABA, his deceased father. In compliance with your request, this information was mailed you to-day.

We thank you for advising us that all the children of the deceased are now residing in Fort William and we are enclosing a triplicate Deed from Toshio BABA to all heirs as grantees. It will be much appreciated if you will submit the revised Deed in Triplicate to Mr. BABA for execution and if you will see that the document is properly completed by the Affidavit of Witness and return the two completed copies to this office.

Yours truly,

Ian Macpherson,  
Title Examiner.

IMH:  
Encl. (3)

13748, 10756, 2310

May 4th, 1946.

AIR MAIL

Mr. C.K. Halonen,  
Department of Labour,  
Japanese Division,  
206 Grain Exchange Bldg.,  
Fort William, Ont.

Dear Sir:

Re: Estate Motomake BABA, Deceased.

The Custodian has arranged for the sale of Lot 14, Blk. 2, D.L. 11, R.4E., Map 381, Sydney, B.C., the title to which stands in the name of Toshio BABA, administrator of the Estate, and in order to complete the transaction, it is desired to procure from Mr. Toshio BABA a conveyance of Title to himself and the other parties interested in the Estate. We are enclosing a Deed in duplicate to this parcel of land and request your assistance. Will you kindly get in touch with Mr. Baba, whose address is 635 McLaughlin St., Fort William, and procure his signature to the two copies, filling in the date and thereafter having the declaration witnessed before a Notary Public, returning both copies to this office by air mail.

The matter is urgent and we shall be pleased if you will do this with the least possible delay. If Mr. Baba refuses to execute the document, kindly advise us promptly. The Notarial fee should be paid by Mr. Baba, but if he does not and you will make the payment, we will reimburse you upon advice of the amount.

The addresses of the grantees given are those on our records. If not correct, as known to Mr. Baba, the necessary corrections may be made and initialed by the witness.

In anticipation of your co-operation, we desire to thank you.

Yours truly,

Ian Macpherson,  
Title Examiner.

IM:ML  
Encl. (3)

**MEMORANDUM**

File 13748.

Sub. No. 903.

TO: Mr. George Peters.

FROM: Mr. R. G. Bell.

March 23rd, 1946.

Re: Lot 14 in Block 2 of Section 11, Range 4 East,  
North Spanish District. Plan 381.

Attached Real Property Memorandum shows title to the above property to be registered in the name of Toshio HARA, Administrator of the Estate of Wotosuke Baba, deceased.

There are no registered charges nor any evidence of any unregistered charge.

The property has been rented on a month-to-month basis at \$25.00 per month, but is now vacant.

RGB/P.  
Attach.

File #13748/11361

C  
O  
P  
Y

506 Royal Bank Building,  
Vancouver, B.C.

21st August, 1945.

G. W. McPherson, Esq.,  
Executive Assistant,  
Office of the Custodian,  
Victoria Building,  
Ottawa, Ont.

Dear Mr. McPherson:

I am enclosing herein special Vesting Certificate in triplicate vesting the interest of the heirs of MOTOSUKE BABA in Lot 14, Block 2, Section 11, Range 4 West, North Saanich District, Plan 381, District of Victoria.

Motosuke Baba died on the 1st January 1931 and Letters of Administration were granted to his son, Toshio Baba on 17th October 1946. All heirs are evacuees.

Will you kindly have this Vesting Certificate signed by the Assistant Deputy Custodian and returned to us in due course.

Yours very truly,

F. G. Shears,  
Director.

PMH

encl.

13748.

October 5th, 1944.

Mr. Toshio BABA,  
Registration No. 09258,  
Slocan, B. C.

Dear Sir:

Re: Estate of Notosuke BABA (Deceased).

We are in receipt of and thank you for your  
letter of the 29th ultimo, with enclosure as advised.

The necessary certified copy of your Letters  
of Administration is now on file and we return herewith the  
document enclosed with your letter.

Yours truly,

R. G. Bell,  
Administration Department.

RGB/P.  
Encl.

REGISTERED MAIL.

(File 13748)

I hereby certify that I have this day compared this document  
with the original, of which it is a true copy.

*A. B. G.*

*Simha*

A Notary Public in and for the  
Vancouver, B. C., 4th October 1944, British Columbia.

IN THE SUPREME COURT OF BRITISH COLUMBIA.

VICTORIA  
REGISTRY  
MAR. 27, 1940.

IN PROBATE.

IN THE MATTER OF THE ESTATE OF MOTOSUKE BABA, DECEASED.

I hereby certify that the paper writing hereunto annexed and marked  
with the letter "A" is a true and correct copy of the Letters of  
Administration to the Estate

"B"  
4

of the above-named deceased, issued out of this Honourable Court on the  
17th day of October, 1936.

WITNESS my hand and Seal of the Supreme Court  
of British Columbia, this 27th day of  
March, 1940.

SEAL.

"Cleeve G. White"

District Registrar.

B.C.L.S.  
\$1.00.

IN THE SUPREME COURT OF BRITISH COLUMBIA.

IN PROBATE.

VICTORIA Registry.

SEAL

Estate sworn under  
Probate Duty  
Succession Duty

BE IT KNOWN that on the 17th day of October,  
1936, Letters of Administration of all the estate which by  
law devolves to and vests in the personal representative of  
MOTOSUKE BABA, late  
of Sidney, British Columbia, deceased,  
who died on the 1st day of January, 1931,  
in the waters of the Gulf of Georgia,  
intestate, were granted pursuant to Section 25 of the  
"Administration Act" to TOSHIO BABA  
the lawful son  
of the said intestate.

"A" 4

GIVEN under the Seal of the said Court this 17th  
day of October, A.D. 1936

"B. H. Tyrwhitt Drake  
Registrar.

SEAL

Extracted by Messrs. Moresby, O'Reilly & Lowe  
Solicitors, Victoria, B. C.

This is the paper writing Marked "A"  
referred to in my Certificate, dated the  
27th day of March, 1940.

"Cleeve G. White"  
District Registrar.



LOSS REPORT

No. 59

4th May, 1944.

File: 13748 Name: Estate of Motosuke BABA  
Location: 1062 4th Street, Sidney, B. C.  
Property Damaged: Dwelling  
Loss Caused by: Fire  
Date of Loss: On or about March 20th, 1944.  
Policy No. 743209 Company: Western Assurance Company  
Agent: Heisterman, Forman & Co.  
Coverage: \$900.00  
Adjuster: Heisterman, Forman & Co.  
Amount of Claim: \$7.75  
Date Claim Paid: Repairs made. When signing Proof of Loss, we directed  
that the \$7.75 be paid direct to Mr.  
Insurance Revised: Unnecessary D. Sparling to cover the cost of repairs  
made by him.  
Remarks:  
Report dated May 2nd from Messrs. Heisterman, Forman  
& Co. advise that they sent an adjuster to look after  
this loss who arranged for repairs to the roof, the  
damage to which amounted to \$7.75.

SME:JS

*JMB*



INCORPORATED 1851

# WESTERN ASSURANCE COMPANY

HEAD OFFICE  
WESTERN ASSURANCE BUILDINGS, TORONTO, CANADA

2 May 1944

EVACUATION SECTION	
File No.	13748
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

HEISTERMAN, FORMAN & CO.  
GENERAL AGENTS  
VICTORIA, B.C.

File No. 13748

The Manager, Insurance Department,  
Japanese Evacuation Section,  
Office of the Custodian,  
Department of the Secretary of State,  
506 Royal Bank Building,  
Vancouver, B.C.

Dear Sir, *FILE 13748* Pol. 743209, 1062 - 4th Street, Sidney.

We duly received your favours of 23rd March and 27th ult. regarding a fire at the above premises, and would advise you that on receipt of the former we at once sent an adjuster to Sydney, who arranged for the repairs to the roof in question, the damage to which was insignificant.

We take this opportunity of advising you that the following policies in your name expire this month:

St. Paul F. & M. M.F. 7671, \$1,000 on building 1536 Fort Street, Victoria, *FILE 930* expiring 9 May.  
St. Paul F. & M. M.F. 7674, \$9,000 on furniture etc. in "Poultry Building" at the Willows Exhibition Grounds, Oak Bay., expiring 20 May. *FILE 6/15*

We would appreciate your instructions regarding these two cases.

Yours very truly,

HEISTERMAN, FORMAN & CO.

*Walter Heisterman*

INCORPORATED BY  
THE SUN OF LONDON



FIRE AND AUTOMOBILE

# SPARLING

NOTARY PUBLIC

ESTATE AGENT

SIDNEY, B.C.

Japanese Evacuation Section  
Department of the Secretary of State  
Royal Bank Building  
Vancouver.

## EVACUATION SECTION

Rec'd **MAR 22 1944**

File No. **13748**

Ans. **Sm b mps**

Referred **Gibson**

Sir      Re Baba - Your File No 13748

The dwelling occupied by my tenant suffered a small loss by Fire today. This was apparently caused by a defective flue and attention will be needed to repair this damage.

As I am not aware whether there is any Fire Insurance on this dwelling, I thought it best to advise you of this damage, before doing anything about it. Meanwhile I have had a patch of roofing material placed over the hole. The complete attention needed will be :

Attention to pointing the chimney where necessary.  
Repairing shingled roof.

Please instruct me in this matter.

Re Yanai Your File No. 09894

I regret that I <sup>not</sup> do feel able to take over management of this property. This office has already more than it can ~~manage~~ satisfactorily manage in rental properties.

If this property should be offered for sale, however, it is possible that a buyer could be found at this time.

Yours very truly,

*[Handwritten signature]*

13748.

October 23rd, 1943.

Mr. Don Sparling,  
Sidney, V.I.,  
B. C.

Dear Sir:

Re: Motosuke BABA (Deceased).

We are in receipt of your letter of the 21st instant and are pleased to note that you are prepared to attend to matters relating to properties in your district.

We enclose a copy of our form letter No. 41 (General Instructions) and No. 44, but we are not sending you the usual supply of rental statements as we think Mrs. Roberts will be able to turn over an adequate supply. If not, we shall be pleased to supply you.

In connection with the property of the above estate (1062 Fourth Street, Sidney), we have received a letter from Mr. A. J. O'Reilly, Secretary, Sidney Water & Power Co. Ltd., Victoria, reporting that the tenant of this property is again behind with Water Rates, there being a balance of \$11.89 outstanding at the time of writing (5/X/1943). We do not understand this as we settled the problem of arrears accumulated by the previous tenant by undertaking to collect the water rates from the new tenant, treating them as an addition to the rent and paying the Company, they on their part starting with a clean sheet by writing off the account then (July) outstanding.

Will you please go into this matter and report. October rent (\$25.00 less commission = \$23.50) has been received (from Mrs. Roberts).

Yours truly,

R. G. Bell,  
Administration Department.

RGB/P.  
Encl.

c.c. to Mrs. M. E. Roberts.

Mr. H. G. Hinton,  
Victoria, B. C.

13748 & 2310.

October 20th, 1943.

Mr. Don Sparling,  
Sidney, V.I.,  
B. C.

Dear Sir:

Re: Motonaka BABA (Deceased)

Mr. H. G. Hinton of Messrs. George A. Touche & Co.,  
has suggested that we approach you with a view to appointing  
you our Agent for the properties cared for by the late Mr.  
Samuel Roberts.

Mrs. Roberts has requested that a new Agent be  
appointed and we are desirous of relieving her of any unnecessary  
work or responsibility as soon as possible, and would, therefore,  
be obliged if you would let us know promptly whether or not you  
are prepared to act for this office as property agent at  
Sidney.

Yours truly,

R. G. Ball,  
Administration Department.

RGB/P.

c.c. to Mrs. M. E. Roberts,  
Sidney, B. C.

Mr. H. G. Hinton,  
c/o George A. Touche & Co.,  
Bank of Toronto Bldg.,  
Victoria, B. C.

**GEORGE A. TOUCHE & Co.**  
**CHARTERED ACCOUNTANTS**

DONOVAN M. TOUCHE    E. JAMES BENNETT  
JOHN FANTON        GEORGE L. C. TOUCHE  
FRANK P. TURVILLE    J. HAYDN YOUNG  
                    HAROLD G. HINTON

EDWARD H. READ

CABLE ADDRESS ALL OFFICES "HYTELO"  
CODES: BENTLEY'S A.B.C. WESTERN UNION

ENGLAND, LONDON AND BIRMINGHAM.

CANADA, MONTREAL, TORONTO, WINNIPEG, REGINA, CALGARY,  
EDMONTON, VANCOUVER, VICTORIA.

U. S. A., NEW YORK, CHICAGO, CLEVELAND, DETROIT, ST. LOUIS,  
MINNEAPOLIS, LOS ANGELES.

BANK OF TORONTO BUILDING.

VICTORIA, B.C.

16th October 1943.

EVACUATION
Rec'd OCT 19 1943
File No. 13748 & 2310
Ans. <i>RSB</i>
Referred <i>Bell</i>

R. G. Bell, Esq.,  
Administration Department,  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.

Your File Nos. 13748 and 2310

Dear Sir:

re Motosuke Baba (Deceased)

I have for acknowledgment your letter of the 15th instant and note that you would like to receive my recommendations for the appointment of new agent in the place of the late Mr. Roberts.

There is another real estate agent at Sidney called D. Sparling who would, I think, conscientiously attend to the affairs of the Department and I would recommend him.

By a coincidence I met Mr. O'Reilley on the street this morning and he told me that the tenant of Baba's house had told him that she had paid the arrears of water to Mr. Roberts but O'Reilley did not seem to know whether she held a receipt or not. I would advise you, however, to take this matter up with Mr. Sparling if you care to appoint him.

Yours faithfully,

*H. G. Hinton*

HGH:MHK

File 13748/09258

BABA, (Toshio - In Trust) Motomake (deceased)

Re: Oct 1 - 31/43

Vidney B.C.

Oct 13 - 1943 -

VACATION SECTION	
OCT 14 1943	
File No.	
Ans.	RUB
Referred	Re: Oct

Custodian of Japanese Property  
Vancouver B.C.

Dear Sirs:

Re: Motomake Baba (Deceased)

Toshio Baba, Reg. No. 09258 -

Enclosed please find cheque for twelve  
dollars and seventy-five cents - which was  
paid at this office Oct. 8, 1943 by Mrs Thomson.  
Mr Samuel Roberto died very suddenly Sept 25,  
therefore I am not able to give you any  
information regards the water account on this  
property - and would be glad if you  
would appoint another agent for this  
property.

yours very truly  
(Mrs) M. E. Roberto

13748.

May 6th, 1943.

Mr. C. C. Mounce,  
Sidney,  
B. C.

Dear Sir:

Re: Estate of Motosuke BABA (deceased)

We enclose our cheque for \$50.00, to be applied  
against the Note signed by Toshio BABA on behalf of his  
father's (Motosuke BABA) estate.

This payment reduces the outstanding balance on this  
Note to \$90.15, which will be liquidated as funds in this account  
permit.

Yours truly,

R. G. Ball,  
Administration Department.

RGB/P.  
Encl.

I,..... R 124491 LAC. Thomson, A. D. R.C.A.F. ....

.....do hereby acknowledge receipt of the following  
articles in the house at 1062 4th. Street, Sidney, B.C. :-

Front Room - Used as barber shop and contains:

- 1 Barber Chair
- 2 Mirrors 2'6 x 3'
- Barber Shop Fixtures and White Enameled  
Shelves and Small Drawers.
- 1 Empress Albion Circulator Heater.

Kitchen

- 1 Six-hole Monarch Range (Fair condition)
- 1 Imitation Oak Buffet
- 1 Imitation Oak Round Table

Bedrooms;

- 1 Single Bed Complete (condition poor)
- 1 Double Bed Complete (condition poor)
- 1 Bedroom Dresser

Dated at Victoria, B.C. this 15th day of April 1943

Signed

A. D. Thomson

Additional Chairs - purchased with the £10.00 allowed

**GEORGE A. TOUCHE & Co.**  
**CHARTERED ACCOUNTANTS**

DONOVAN M. TOUCHE    E. JAMES BENNETT  
JOHN FANTON            GEORGE L. C. TOUCHE  
FRANK P. TURVILL      J. HAYDN YOUNG  
                         HAROLD G. HINTON

EDWARD S. READ

CABLE ADDRESS ALL OFFICES "RETEXO"  
CODES: BENTLEY'S A.B.C. WESTERN UNION

ENGLAND, LONDON AND BIRMINGHAM.

CANADA, MONTREAL, TORONTO, WINNIPEG, REGINA, CALGARY,  
EDMONTON, VANCOUVER, VICTORIA.

U. S. A., NEW YORK, CHICAGO, CLEVELAND, DETROIT, ST. LOUIS,  
MINNEAPOLIS, LOS ANGELES.

BANK OF TORONTO BUILDING.

VICTORIA, B.C.

Ref - File #62.

C O P Y.

31st March 1943.

S. Roberts Esq.,  
Beacon Avenue,  
Sidney. V.I.

Dear Sir,

Re. BABA, MOTOSUKE. (deceased)

This will confirm your interview with my representative  
Lt Col E.W. Pope, on the 30th inst.

It is understood that you agree to act as agent for  
the property registered in the name of the above, and situated at  
1062 West 4th Avenue, Sidney.

You will take over these premises from the present  
tenant on the 31st March 1943 and you will at the same time, check  
the inventory which Colonel Pope left with you, you will lock up the  
house and keep the keys in your possession, pending the rental of  
the premises to a new tenant.

The rental is \$25. per month payable in advance, you  
will remit these rentals, less your commission to -

The Administration Department,  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver. B.C.

and not to this office as previously requested.

Please notify me as soon as you secure a new tenant,  
informing me of his name and the date on which the tenancy commenced.

Yours faithfully

*H. G. Hinton*

13748

March 18, 1943.

Mr. Toshio Baba,  
Registration No. 09258,  
Slocan, B. C.

Dear Sir:

We have your letter of March 10th, enclosing your Family Agreement completed by Tsuru BABA, Matsuyo BABA (SAKAMOTO) and Masao BABA. This Agreement has the effect that eleven-fifteenths of the property affected by it, together with the revenues hereafter derived will belong to you. The remaining four-fifteenths of the property and of the revenues are in trust for the benefit for the two minor children.

You have been appointed Administrator of the Estate and, as such, are responsible for the interests of the minor children. Therefore, any cheques hereafter issued in your favour will be made payable to yourself as Administrator of the Estate. It will be your duty to regard yourself as trustee for the minor children to the extent of four-fifteenths of these revenues, as above set out.

Yours truly,

P. H. Russell,  
Administration Department.

PHR:NDE

13748

Feb. 18, 1943.

Mr. Toshio Baba,  
Registration No. 09258,  
Slocan, B. C.

Dear Sir:

Thank you for your letter of the 25th of January. It is appreciated that your family arrangement was that you are to hold this land for your own benefit, and we are quite willing that this arrangement be completed insofar as we can do so. There is no difficulty at all about the shares of the estate which would accrue for any of the beneficiaries who are over the age of twenty-one years, but as you know under Canadian law a share accrues to all children. By law this estate devolves as follows:

Tsuru Baba, widow, Sidney, B.C.	1/3
Matsuyo Baba, daughter, Sidney, B.C.	2/15
Toshio Baba, son, Sidney, B.C.	2/15
Masao Baba, son, Sidney, B.C.	2/15
Kinoko Baba, daughter, Sidney, B.C.	2/15
Stephen Baba, son, Sidney, B.C.	2/15

Under these circumstances, the only thing that we can do is to hold in trust for the infant beneficiaries, their shares of the estate or of the revenue until they are twenty-one years old or until the end of Custodianship which ever is first. When these infants are twenty-one years old they can then renounce in your favor. If the Custodianship ends before they are twenty-one years of age, the disposition of the proceeds will then be made in accordance with the state of the law at that time.

So as to further the situation however in the meantime, we have prepared an agreement which is enclosed herewith. After reading it to see if it embodies the arrangements made in your family, please have every member of the family sign it, except the children under twenty-one years of age, having his signature witnessed and return the agreement to us. The estate can then be administered for your sole benefit with the exception of the share of properties and profits which must be held for the credit of the infant children.

Yours truly,

P. H. Russell.  
Administration Department.

PHR/CD

13748

January 13, 1943.

Mr. Toshio Baba,  
Reg. No. 09258,  
Slocan, B.C.

Dear Sir:

Thank you for your undated letter received to-day. We note that two of the children are still under 21 years old and, therefore, it will not be possible at this time for us to prepare an agreement to give legal effect to whatever family arrangements are in existence. The shares of the two infant children, Kinuko and Stephen, will have to be held in trust until they are 21 years old at which time they can do what they like about them.

Subject to this fact, will you please tell us what actual family arrangement is made concerning the land. Are you holding it as administrator for the benefit of the whole family, or for the benefit of any smaller number of the members of the family, or for yourself alone.

We have been told that in the meantime the revenues from the land are to go to Mr. Mounce until his claim is settled. Stephen and Kinuko cannot agree to this regarding their shares, so it will be necessary for us to keep their shares of the revenue in separate accounts for their benefit.

Please give us all the information you can about your family agreement concerning the Estate and we will put this into the form of a written agreement so that the arrangements will be settled. This will keep our files in order and will at the same time inform us what to do with revenues when the Mounce claim is paid off.

We shall be glad to have your early reply.

Yours truly,

P. H. Russell,  
Administration Department.

PHR/CD

File No. 1770  
1770

December 21, 1942.

MEMORANDUM

Re: 1770. Estate (deceased)

TO THE FILE

The situation on this file is that the administrator has taken an unpaid fee properly the equity in which was \$250.00 and converted it into an asset worth much more than that sum. His administration cannot be criticized on that account.

The asset should be regarded as having been developed for the benefit of the estate as no difficulty in distribution (as anticipated by Mr. Hinton in his report) should arise.

There are six beneficiaries who are entitled to share in the proportions set out in the letter from Mr. A. C. Campbell dated December 15, 1942. These are:

Thurs Ede, widow, Sidney, R. C. 1/3, Value 66.66 2/3

Edwys Ede, daughter, Sidney, R. C. 2/15, Value 26.66 2/3

Thos Ede, son, Sidney, R. C. 2/15, Value 26.66 2/3

Edna Ede, son, Sidney, R. C. 2/15, Value 26.66 2/3

Edna Ede, daughter, Sidney, R. C. 2/15, Value 26.66 2/3

Stephen Ede, son, Sidney, R. C. 2/15, Value 26.66 2/3.

Certain of these beneficiaries are believed at this date to be minors.

One of these, Stephen, that the son of one Ede in the eye and a part of settlement was made on his behalf between Ede and Thos Ede as administrator whereby \$250.00 is to be paid to Ede. This settlement was apparently regarded as a family affair and the revenues from the estate have been and are being used to pay off the Ede claim.

The infant beneficiaries of the Ede estate cannot consent to such an arrangement as it will follow that their shares of the revenues from the estate derived since their birth become effective at this property must be credited to them and held for disposal as is customary by law.

ADDRESS ALL COMMUNICATIONS TO  
THE ASSESSOR OF PROBATE  
AND SUCCESSION DUTIES  
PARLIAMENT BUILDINGS, VICTORIA, B.C.



*Russell*  
DEPARTMENT OF FINANCE

PROBATE AND SUCCESSION DUTY OFFICE

VICTORIA December 15th 1942

IN YOUR REPLY KINDLY REFER TO

FILE NO. 2719/36

ESTATE OF MOTOSUKE BABA

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
DEC 16 1942

P. H. Russell, Esq.,  
Department of the Secretary of State,  
Office of the Custodian,  
Royal Bank Bldg.,  
VANCOUVER B.C.

Dear Sir:

With reference to your letter  
of the 10th instant, the following is a list of the  
assets in the above Estate as filed with us:-

"Right to purchase for the sum of \$400.00 under  
agreement for sale dated 1st day of December  
1930, and made between William Henry Pollard  
and the deceased Motosuke Baba, Lot 14, Block 2,  
Map 381, in the Town of Sidney in the Province  
of British Columbia, deceased's equity in said  
property being that part of the purchase price  
paid by the deceased up to the time of his  
death, namely \$200.00. \$200.00

Policy of life insurance with the Sun Life  
Assurance Company, beneficiary being wife  
Tsuru Baba (which was duly paid) \$1,000.00"

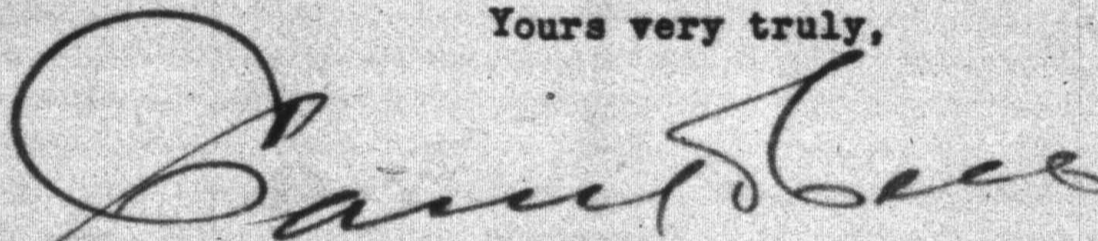
The undermentioned are  
shown in Inventory "Y", as filed with us, as being

*Set of Inventory*

the beneficiaries of the Estate:-

- Copy on memo*
- NR Tsuru Baba, widow, Sidney, B. C. 1/3, Value 66.66 2/3
  - NR Matsuyo Baba, daughter, Sidney, B. C. 2/15, Value 26.66 2/3
  - 2310 Toshio Baba, son, Sidney, B. C. 2/15, Value 26.66 2/3
  - 646+ Masao Baba, son, Sidney, B. C. 2/15, Value 26.66 2/3
  - NR Kinuko Baba, Daughter, Sidney, B. C. 2/15, Value 26.66 2/3
  - NR Stephen Baba, Son, Sidney, B. C. 2/15, Value 26.66 2/3.

Yours very truly,



ASSESSOR & COLLECTOR OF PROBATE & SUCCESSION DUTIES.

ACC/ED

File No. 2310

MEMORANDUM

To: Mr. Shears

October 3, 1942

From: Mr. Wilson

Re: Toshio BABA

The above party declared to us that he was acting as administrator of a house at 1062 Fourth Street, Sidney, which formerly belonged to his deceased father. The revenues are being placed to the credit of Toshio Baba, Executor. He also declared a personal debt of \$220.15 owing to Mr. C. C. Mounce and gave a demand note personally; this amount representing doctor's bills caused by Steven Baba, a minor, shooting Mr. Mounce's child with a "BB" gun and destroying the sight of one eye. Mr. Mounce claimed against the mother and in order to settle his claim Toshio Baba signed this note with the understanding that the rentals from the property belonging to the Estate would be used to pay this note.

We have a letter from T. Baba and also one from Mr. Mounce confirming this arrangement. May the Custodian pay from the funds we have on hand in the name of Toshio Baba as Executor this note which is signed by Toshio Baba personally?

We also have on hand \$265.00 belonging to Toshio Baba personally.

OWH/UE

U.S. Have mother Baba to send us  
a letter signed by her as "Executor" to  
pay Mounce \$10<sup>00</sup> a month for rentals.

Letter rec'd  
AW

5th May 1942.

Office of the Custodian,  
506 Royal Bank Building,  
VANCOUVER, B. C.

Attention Mr. C. L. Drewry.

Dear Sir:

re: Toshio Baba. Registration No. 09258.  
My File No. 62.

With reference to my report of 10th April 1942,  
the above Japanese has now been evacuated and I have taken  
control of his property.

This property has been rented to a Mr. Harley  
Johnson for \$25.00 per month with the furniture as listed  
in my report of 10th April 1942. The first month's rent to  
22nd May 1942 has been paid to me. Mr. Johnson has signed  
for the furniture included in the inventory given in my  
report of 10th April 1942, and has agreed to store any of  
the articles not in use.

Yours faithfully,

*H. G. Hinton*

HGH:LMS

POST OFFICE DEPARTMENT  
ADMINISTRATION DES POSTES  
CANADA

Rec'd AUG 12 1945

Date

This side to be filled in by office of origin  
Le recto est à remplir par le bureau d'origine

To be filled in by sender who will  
indicate below his full address

REGISTERED ARTICLE

Envoi recommandé

A remplir par l'expéditeur qui doit  
inscrire ci-dessous son adresse  
complète.

ENTERED AT THE OFFICE OF  
Enregistré au bureau de poste

Referred



DATE

UNDER

NO

avec le

23277

RETURN TO  
Retourner à

Office of the Custodian,

506 Royal Bank Bldg.,

ADDRESSED TO  
Adressé à

Mr. Frederick Gordon Vancouver, B. C. (13748-El)

Bowcott,

STREET AND NUMBER  
Rue et numéro

(1) VANCOUVER, B. C.

PLACE OF ORIGIN OF REGISTERED ARTICLE

Lieu d'origine de l'objet recommandé

CANADA

2B-356M-4-1-46

(1) IN PRINTED CHARACTERS  
En lettres moulées

1038 Vista Heights,  
Victoria, B. C.

13748 & 2310

REGISTERED A/R

August 8, 1946.

Mr. Frederick Gordon Bowcott,  
1038 Vista Heights,  
Victoria, B. C.

Dear Sir:

Re: Catalogue No. 903  
1062 Fourth St., Sidney  
LA/2/11/TAE/381

Enclosed please find Certificate of Title No.  
164904-1, covering the above described property in your name.

We are also enclosing the Western Assurance Co.,  
Policy No. 743209 which has been assigned to you.

Yours truly,

George Peters,  
Administration Department.

GP/EL  
Enc. 2 - Certificate of Title  
Insurance Policy

Catalogue No. 903  
Files Nos. 13748 & 2310  
1062 Fourth Street, Sidney  
14/2/11/RAE/381

109258 BABA Jockie in Luck

Control of the above described property is by me hereby acknowledged and  
I agree that all adjustments and incidents in connection with the sale to  
me of this property have been settled.

Dated at WENTWORTH B. C., this 3 day of August 1946.

Signed

J. B. Doreen

Sign and return to the Custodian

# This Indenture

Made the \_\_\_\_\_ day of \_\_\_\_\_ in the year of our  
Lord one thousand nine hundred and forty-six

In Pursuance of the "Short form of Deeds Act"

Between

TOSHIO BABA, as Administrator of the Estate of Motosuke BABA  
(Deceased) of the City of Fort William, in the Province of Ontario.

Insert full Name,  
Street Address and  
Occupation of  
Grantor and of  
Grantee.

(hereinafter called the "Grantor")

AND

TOSHIO BABA, TSURU KUWABARA (Wife of Kinichi Kuwabara), MATSUYO SAKAMOTO  
(Wife of Yasuo Sakamoto), MASAO BABA, KINUKO BABA and STEPHEN BABA, all of the  
City of Fort William in the Province of Ontario.

(hereinafter called the "Grantee")

WITNESSETH, that, in consideration of One (\$1.00) Dollar \_\_\_\_\_

~~Monies~~ of the lawful money of Canada now paid by the said Grantee to the said  
Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor,  
DOTH GRANT unto the said Grantee, his heirs and assigns FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying  
and being in the Province of British Columbia, and known and described as Lot  
Fourteen (14) in Block Two (2) of Section Eleven (11) Range Four (4) East, North  
Saanich District, Plan Three Hundred and Eighty-one (381).

**TOGETHER** with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, right, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

**TO HAVE AND TO HOLD** unto the said Grantee, his heirs and assigns, to and for him, and their sole and only use forever; Subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown, and subject to all taxes, rates and local improvement assessments whether already or hereafter assessed.

**THE** said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances, save as aforesaid.

**AND** the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor Releases to the said Grantee All His Claims upon the said lands.

WHEREVER the singular or masculine is used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

Signature of Witness } *Miss H. Hearn*  
Street Address } *218 E. Francis Street*  
City or Town } *Fort William, Ontario*  
Occupation of Witness }  *stenographer*

*Joshio Baba*

FOR MAKER

I HEREBY CERTIFY that, on the *Twentieth* day of *May*, 19*46*, at *the City of Fort William, Ontario*, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of *Miss H. Hearn*), who is personally known to me, appeared *Joshio Baba*, the person mentioned in the annexed instrument as the maker thereof, and whose name subscribed thereto as part *1*, that *he* knows the contents thereof, and that *he* executed the same voluntarily, and *was* of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at the City of *Fort William*, in the Province of British Columbia, this *20th* day of *May*, 19*46*, in the year of our Lord one thousand nine hundred and *forty-six*.

*Bernard A. Smith*  
A Notary Public in and for the Province of British Columbia,  
A Commissioner for taking affidavits within British Columbia.

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA)  
TO WIT:

I, *Miss H. Hearn*  
of *Fort William*  
make oath and say:

of the *City of Fort William*  
, in the Province of British Columbia,

1. I was personally present and did see the within instrument duly signed and executed by *Joshio Baba* the part *1* thereto, for the purposes named therein.
2. The said instrument was executed at *the said City of Fort William*
3. I know the said part *1*, and that *he is* of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at *Fort William*  
in the Province of British Columbia, this *20th*  
day of *May*, 19*46*.

*Bernard A. Smith*  
A Notary Public in and for the Province of British Columbia,  
A Commissioner for taking affidavits within British Columbia.

*Miss H. Hearn*

# ACKNOWLEDGMENT OF OFFICER OF CORPORATION

I HEREBY CERTIFY that, on the

day of

19 at  
in the Province of British Columbia,  
(whose identity has been proved by the evidence on  
of the said person and that he is the person  
and affixed the seal of the  
to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to  
the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of  
British Columbia.

who subscribed his name to the annexed Instrument as

appeared before me and acknowledged to me that he is the

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,  
at  
British Columbia, this  
day of  
in the year of our Lord one thousand nine hundred and

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.  
A Notary Public in and for the Province of British Columbia  
A Commissioner for taking affidavits within British Columbia.

Province of British Columbia, and  
known and described as Lot 14, in  
Bk. 2 of Sec. 11, R. 4E., North  
Saanich Dist., Plan 381.

184 WILSON STATIONERS CO. LTD., VANCOUVER, B. C.  
Legal Forms for the Four Western Provinces

Deed of Land

TOSHIO BABA, TSURU KUNABARA,  
MATSUYO SAKAMOTO, MASAO BABA,  
KINUKO BABA and STEPHEN BABA.

—TO—

TOSHIO BABA, as Administrator of the  
Estate of Motosuke Baba (deceased)

Dated 1946

I HEREBY CERTIFY that, on the

day of

19 at  
in the Province of British Columbia,  
(whose identity  
has been proved by the evidence on oath of  
personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name  
of  
to the annexed instrument as the maker thereof, that the said  
is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief,  
and that he, the said  
instrument, and subscribed the name of the said  
as the free act and deed of the said  
attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,  
at  
British Columbia, this  
day of  
in the year of our Lord one thousand nine hundred and

NOTE—Where the person making the acknowledgment is personally known to the Officer taking the same, strike out the words in brackets.  
A Notary Public in and for the Province of British Columbia  
A Commissioner for taking affidavits within British Columbia.

CANADA  
PROVINCE OF BRITISH COLUMBIA  
To wit:

1.

of the

in the Province of British Columbia

DO SOLEMNLY DECLARE THAT

1. I am the attorney named in the Power of Attorney referred to in the above acknowledgment.  
2. At the time of the execution of the annexed instrument, I had not received any notice or information of the  
revocation of the said Power of Attorney by death or otherwise.  
AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same  
force and effect as if made under oath, and by virtue of the CANADA EVIDENCE ACT.  
DECLARED before me at

in the Province of British Columbia, this

day of

A Notary Public in and for the Province of British Columbia  
A Commissioner for taking affidavits within British Columbia.

MEMORANDUM OF AGREEMENT

made this        Sixth                      day of        March                      1943

BETWEEN the signatories hereto who are beneficiaries at law in the Estate of MOTOSUKE BABA deceased.

WHEREAS MOTOSUKE BABA died intestate and TOSHIO BABA received grant of Letters of Administration to his Estate AND WHEREAS by custom among families of the Japanese race it is common that the eldest son shall succeed to the whole of the property of the deceased parent and it is the desire of the adult beneficiaries to the Estate of MOTOSUKE BABA that he shall so succeed AND WHEREAS TOSHIO BABA aforesaid is the eldest son of MOTOSUKE BABA deceased AND WHEREAS there are two infant children of the said MOTOSUKE BABA now living who by reason of their infancy are not able to consent to the terms of this Agreement such infant children being STEPHEN AND KINUKO.

NOW THEREFORE THIS AGREEMENT WITNESSETH that the signatories hereto all of the full age of twenty-one years and being all of the beneficiaries of full age to the Estate of MOTOSUKE BABA deceased HAVE AGREED and DO HEREBY AGREE that their shares of the said Estate shall accrue to and devolve upon TOSHIO BABA for his own use absolutely and the said signatories in consideration of the natural love and affection subsisting between members of the same family and of the custom in families of the Japanese race do hereby SET OVER ASSIGN AND TRANSFER to the said TOSHIO BABA all and singular their share and shares in and to the Estate of the said MOTOSUKE BABA absolutely to the use of the said TOSHIO BABA his heirs executors administrators and assigns forever.

AND THE SAID TOSHIO BABA as Administrator of the Estate of the said MOTOSUKE BABA IS AUTHORIZED to transfer to himself for his own use as aforesaid whether within or without the custodianship of the Custodian of Enemy Property all and singular the share and shares aforesaid.

IN WITNESS WHEREOF the parties have hereunto set their hand and seals the day and date as above written.

Signed Sealed and Delivered  
by the said parties to this  
Agreement in the presence of  
as to signatures of  
Tsuru Baba, Matsuyo Baba  
Masao Baba

Tsuru Baba  
Matsuyo Baba  
Masao Baba

10th April 1942.

G. W. McPherson, Esq.,  
Authorized Deputy of the Secretary of State  
and/or Custodian,  
506 Royal Bank Building,  
VANCOUVER, B.C.

Dear Sir:-

Re: Toshio Baba. Registration No. 09258.  
File No. 62.

In accordance with your request I have investigated the following property as recorded on the above man's registration form dated 28th March 1942.

Real Property:

One six room bungalow situated on Lot 14,  
Block 2, Section 11, Range 4, E. North Saanich District.  
Plan 381. (Administrative Owner)

Personal Property:

Contents of six room house including barber  
chair and accessories, two stoves (kitchen heater).

In connection therewith I have to report as follows:-

1. Location:

This property is in the centre of Sidney, B.C.  
at 1062 Fourth Street and comprises a six room frame bungalow,  
chicken house, etc. on a lot 50' x 110'.

2. Ownership:

This property is in the name of Toshio Baba,  
administrator of the Estate of Motosuke Baba, deceased. A  
Certificate of Title has been left with me. Letters of administ-  
ration dated 15th October 1936 were granted to Toshio Baba, law-  
ful son of Motosuke Baba. The net value of the Estate probated  
was \$200.00 representing Motosuke's equity in the property now  
investigated. As the value of the property has increased by  
additions made thereto, and no accounts kept thereof, it may be  
difficult to arrive at the exact amount to be apportioned to the  
heirs when the property is sold.

✓

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Western Assurance Co.	743209	\$900.00	May	20	1948	Lot 14, Block 2, Section 11, Map 381, being on West side of Fourth St. Town of Sidney, N.J.
Western Assurance Co.	743209	\$900.00	May	20	1948	Lot 14, Block 2, Section 11, Map 381, and being on the West side of Fourth St., Sidney.

TRANSFERRED TO PURCHASER (July 23/46).

The above summary is certified to be in accordance with the information on file.

24th September, 1946.

Michael

RGB/P.

NAME <b>Toshio BABA, Administrator of the Estate of Motosuke BABA, Deceased.</b>		FILE NO.  <b>13748</b>	
ASSURED <b>THE CUSTODIAN OF MEXICAN PROPERTY FOR CANADA, ON BEHALF OF TOSHIO BABA.</b>			
COMPANY <b>The Western Assurance Company</b>	POLICY NO. <b>743209</b>	AMOUNT <b>\$900.00</b>	PREMIUM <b>\$25.48</b>
PROPERTY INSURED <b>\$800.00 on the one-storey frame building with shingle roof, while occupied as a private dwelling. \$100.00 on furnishings.</b>		RATE <b>1.72</b>	TERM <b>3 yrs.</b>
LOSS PAYABLE <b>Insured.</b>		EXPIRATION <b>May 20th, 1948.</b>	
ENDORSEMENTS		LOCATION <b>Lot 14, Block 2, Section 11, Map 381 and being on the West side of Fourth Street, in the town of Sidney, V. I., B. C.</b>	RENTAL AGENT <b>Don Sparling, Sidney, B.C.</b>
		INSURANCE AGENT <b>Heisterman, Fennan &amp; Co.</b>	

*Transferred to Purchaser -  
July 23<sup>rd</sup>, 1946.*

REG NO <b>09258</b>		NAME <b>BABA, Toshio</b> <b>BABA, Gotosuke</b>			FILE NO. <b>2310</b> <b>13748</b>	
ASSURED <b>The Custodian of Enemy Property for Canada, on behalf of Toshio Baba.</b>						
COMPANY <b>Western Assurance Co.</b>	POLICY NO <b>743209</b>	AMOUNT <b>\$900.00</b>	PREMIUM <b>\$15.48</b>	RATE <b>1.72</b>	TERM <b>3 yr.</b>	EXPIRATION <b>May 20, 1945</b>
PROPERTY INSURED <b>\$800.00 on the one story frame building with shingle roof while occupied as a private dwelling.</b> <b>\$100.00 on household furniture, covers barber-shop furnishing being stored.</b>			LOCATION <b>Lot 14, Block 2, Section 11, Map 341 and being on the West side of Fourth Street, in the town of Sidney, V. I. P. C.</b>			
LOSS PAYABLE <b>Assured</b>		INSURANCE AGENT <b>Helsteron, Foran &amp; Co.</b>		RENTAL AGENT <b>Samuel Roberts .</b>		
ENDORSEMENTS						

June 21st, 1946.

REAL PROPERTY MEMORANDUM

FILE NOS: 13748 and 2310.  
NAMES: Tsuru BABA (Now Tsuru KUWABARA), Matsuyo BABA  
(Now Matsuyo SAKAMOTO), Toshio BABA, Masao BABA,  
Kimuko BABA and Stephen BABA.  
CATALOGUE NO: 903.  
RE: 1062 Fourth Street, Sidney, B.C.  
- Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lot 14 in Block 2 of Section 11,  
Range 4 East, North Saanich  
District, Plan 381.

Encumbrances: None.

Taxes: 1946 Taxes - \$15.30 paid.  
No Arrears.

Vested: No. 53804.

VALUATION BY APPRAISER: \$800.00.

AMOUNT OF BID: \$800.00.

APPROVED BY ADVISORY COMMITTEE: March 23rd, 1946.

AMOUNT RECEIVED BY CUSTODIAN: \$800.00.

NAME OF PURCHASER: Frederick Gordon Bowcott.

Prepared by: 

Approved by: 

DAC:JS

File Nos. 13748 and 2310.  
Catalogue No. 903.

July 31st, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Tsura BABA (now Tsura KUWABARA),  
Matsuyo BABA (now Matsuyo SAKAMOTO),  
Toshio BABA, Masao BABA, Kinuko BABA  
and Stephen BABA.  
Lot 14, Blk. 2, Sec. 11, R.4E., North  
Saskatchewan Dist., Plan 381.

With reference to the above property which was recorded in the  
Victoria Land Registry Office, July 11th, 1946, we attach herewith  
the following documents in connection therewith.

1. Deed in duplicate from Toshio BABA, Administrator, and Toshio  
BABA, Tsura KUWABARA, Matsuyo SAKAMOTO, Masao BABA, Kinuko  
BABA and Stephen BABA.
2. Copy of application number 164903-I, dated July 9th, 1946,  
registering the property in the name of the Custodian  
(Transmission).
3. Copy of application number 164904-I, dated July 9th, 1946,  
registering the property in the name of Frederick Gordon  
Bowcott (Deed).
4. Duplicate of Transmission dated June 28th, 1946.
5. Duplicate of Deed dated June 28th, 1946 - Secretary of State  
to Frederick Gordon Bowcott.
6. Certificate of Indefeasible Title number 164904-I, dated  
July 17th, 1946, covering the above property in the name  
of Frederick Gordon Bowcott.

DAC:JS  
Atch.

*D. A. Cramer*

13748.  
Cat. No. 903.

September 27th, 1946.

Mr. Toshio BABA, #09258,  
Administrator of the Estate  
of Motosuke BABA, Deceased,  
509 MacFavish Street,  
Fort William, Ontario.

Dear Sir:

Re: 1062 Fourth Street, Sidney, B. C. (Lot 14 in  
Block 2 of Section 11, Range 4 East, North  
Spanish District, Plan 381).

In conformity with the Government's policy of liquidation of properties in the protected areas of British Columbia, the above was included in a catalogue of such properties and was sold, as of the 19th June, 1946, for the sum of \$800.00, a price which was in line with the valuation placed on it by a qualified independent appraiser.

All chattels left on the premises were sold to the purchaser of the Real Property for the lump-sum price of \$35.00, a figure considered higher than could be expected, if these articles were removed to Victoria, at high cost, for sale there by auction.

Adjustments of taxes, insurance, etc., having been completed, we enclose a statement of the transaction showing the net proceeds (\$759.87) passed to the credit of this (Estate) account.

For your information we also enclose a statement of this account, showing a credit balance of \$1,482.12 at the present time.

Yours truly,

R. G. Bell,  
Administration Department.

RGB/P.  
Encl. 2.

c.c. to Dept. of Labour, Japanese Division.

P.S. The balance of account referred to above is the subject of a separate letter which will follow in a few days.

Copy for File 13748.

CHATTELS SUMMARY

File 2318.

Toshio NARA.

Reg. No. 09256.

All Chattels listed in Chattels Schedule (Jan. 2/46),  
declared in this file but carried in File 13748, have been  
liquidated by sale to purchaser of Real Property (at \$35.00, the  
appraised value).

The above summary is certified to be in accordance with the information on file.

30th July, 1946.

*[Signature]*

NR/P.

File 13745.

Toshio BABA, Administrator of the Estate of Notosuke BABA, Deceased.

CHATTELS STATEMENT

Disclosed	Date	Shipped	Sold	Stored	Remarks
					Estimated value.
(1) Barber's Chair	Hinton Report 10/4/42		(A)		\$35.00
(2) Mirrors (2)			(A)		
(3) Barber Shop fixtures			(A)		
(4) Heater			(A)		\$ 5.00
(5) Range			(A)		\$15.00
(6) Buffet			(A)		\$ 5.00
(7) Table (round)			(A)		\$ 3.00
(8) Bed (single)			(A)		\$ 6.00
(9) Bed (double)			(A)		\$12.00
(10) Dresser			(A)		\$ 2.50
(11) Chairs (7)					\$ 8.75
(12) Table (small)					\$ 1.50

93.25

Note: The use of these Chattels are included in the rent (\$25.00 per month) of the Real Property, which remains unsold at this date.

E. & O. E.  
2nd JANUARY, 1946.

*[Signature]*

BGR/P.

23/1/46  
NOTE: (A) = All chattels on premises included in sale of Real Property (Cat. 903) at separate valuation of \$35.00.

PERSONAL PROPERTY SUMMARY

File 13748.

Motosuke BABA, Deceased.

Reg. No. —

A certified copy of Death Certificate, dated October 17th, 1936, shows that Motosuke BABA died, in the waters of the Gulf of Georgia, on the 1st January, 1931.

Under date of the 17th October, 1936, the Supreme Court of British Columbia, in Probate, granted letters of Administration to Toshio BABA (son) as Administrator.

A letter, dated 15th December, 1942, from the Probate and Succession Duty Office, shows the value of the Estate as filed to have been:

\$ 200.00 equity in Real Property, under a Right to Purchase from W. H. Pollard (for \$400.00).

\$1000.00 Sun Life Assurance Company policy, paid to the widow (the named beneficiary).

There was no Will and the above letter lists the beneficiaries of the Estate, and their share, as follows:

Tsuru (widow, now Mrs. K. Kuwabara, File 10756)	5/15 share
Matsuyo (daughter, now Mrs. Yasuo Sakamoto, File 11361)	2/15 share
Toshio (eldest son and Administrator, File 2310)	2/15 share
Masao (son, File 6464)	2/15 share
Kimuko (daughter, File 10742)	2/15 share
Stephen (son, File 15692)	2/15 share

Three of the above beneficiaries (Tsuru, Matsuyo and Masao) being of age, have signed an Agreement (dated 6th March, 1943, on file) *for the purpose of the property* Toshio, the eldest son, *being the eldest son of the deceased, two (Kimuko, 16, and Stephen, 13) being under age, could not so sign away their interest.*

Real Property: Payments under the Agreement for Sale referred to above were apparently completed prior to the Real Property coming under our administration, at which time it was registered in the name of: "TOSHIO BABA, Administrator of the Estate of Motosuke BABA, deceased." *This property was conveyed by Toshio Baba "in trust" to himself - the other heirs & all interests vested by the Court.*

This property was sold by this office, as of the 19th June, 1946, for \$800.00, a complete statement of the transaction being mailed to Toshio, on the 27th September, 1946. *Proceeds from sale together with rents being Cr. to?*

Liabilities: The only liability disclosed, a claim of \$220.15 for doctor and hospital expenses incurred by a neighbour as a result of an accident involving Stephen, the youngest son, was liquidated by regular payments by this office. Cancelled Note (signed by Toshio Baba) is on file under date of 6th July, 1944.

LIABILITIES SUMMARY

File 13748. Toshio BABA, Administrator of the Estate of Motosuke BABA, Deceased.

\$220.15 Carlton Clyde MOUNCE, On Demand Note, dated 17th  
March, 1942, and notaried statement dated 21st  
April, 1942.

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\$ 50.00	Paid 9th October, 1942
\$ 10.00	Paid 4th November, 1942
\$ 10.00	Paid 5th December, 1942
\$ 10.00	Paid 19th January, 1943
\$ 10.00	Paid 22nd February, 1943
\$ 50.00	Paid 8th May, 1943
<u>\$ 80.15</u>	Paid 27th June, 1944

\$220.15 Paid in full. Original Note on file attached to  
final receipt, dated 5th July, 1944.

The above summary is certified to be in accordance with the information on file.

2nd January, 1946.

MB/P.

*Amended July 7/43*  
**REAL PROPERTY SUMMARY**

Catalogue No. 903.

File No. 13748.

Name: Motosuke BABA, Deceased.

Reg. No. —

Address: 1062 Fourth Street, Sidney, B. C.

Legal Description: Lot 14 in Block 2 of Section 11, Range 4 East, North  
Saanich District, Plan 381.

Classification: 6-room Bungalow.

Registered in the name of: TOSHIO BABA, Administrator of the estate of Motosuke  
Baba, deceased. *May 20/46*  
*Deed from Toshio Baba, Admin to Toshio B. Stat. 19/43 - Toshio Baba, Admin*  
State of Title (No. 104035-I): Clear. Custodian Vesting (Sept. 6/45) as to the  
interests of Tsuru Baba (now Tsuru Kuwabara), Matsuyo Baba (now Matsuyo Sakamoto),  
Toshio Baba, Masao Baba, Kinuko Baba and Stephen Baba.

Title received through Messrs. Geo. A. Touche & Co. on: March 27th, 1946.

Sold to: FREDERICK GORDON BOWCOTT for \$800.00 (Cash).

As at: June 19th, 1946. *he advised of the above named 6 Japanese persons having  
transmitted to Custodian & deed from Custodian to Bowcott.*

Title (No. 164904-I) delivered to new Registered Owner on: August 8th, 1946.  
*Assignment of interest of Tsuru Baba, widow (now Mrs. K. Kuwabara)  
Matsuyo Baba (now Mrs. K. Sakamoto), Toshio Baba, Masao Baba, Kinuko Baba & Stephen Baba.*  
Net proceeds (\$759.87) released to credit of Toshio BABA, Administrator of the  
Estate of Motosuke BABA, Deceased, (File 13748) on: August 2nd, 1946. *These funds  
subsequently distributed to the 6 owners in proportion*  
Completed sales statement to Evacuee sent on: *Ret. sent in Lr. Succession July,  
Dec 15, 1942. namely  
Widow. Tsuru Baba (Kuwabara) 194.00  
children: each 197.62*

Chattels: Sold separately for \$35.00.

Insurance: Transferred to Purchaser (July 23/46).

**Administration:** This property consists of a Bungalow, over 30 years old, and  
outhouses, on a city lot (50' x 110'). The front of the building, on a level  
with the sidewalk, was used as a Barber's Shop, the rear as living quarters.  
The acute housing shortage in the district made possible the renting of these  
premises at \$25.00 per month, from June, 1942, to January, 1946, when a vacating  
tenant was not replaced in order to facilitate the sale of the property by making  
possible immediate delivery. *Revenues from this property credited to Estate acct  
& Masao & Taki (Masao) pd from this acct. showing a total as at*  
The above summary is certified to be in accordance with the information on file.

*Note: Share of the 2 infant kids  
for them until age 21 when  
they may also wish to assign  
to brother Toshio as stated  
in Toshio's letter Jan 25/43*  
24th September, 1946.  
RGR/P.

*This file Sept  
14 87.17*

REAL PROPERTY SUMMARY

Catalogue No. 903

File No. 13748

NAME: Motosuke BABA, Deceased

ADDRESS: 1062 Fourth Street, Sidney, B. C.

LEGAL DESCRIPTION: Lot 14 in Block 2 of Section 11, Range 4 East  
North Saanich District, Plan 381.

CLASSIFICATION: Six-room Bungalow

REGISTERED IN THE NAME OF: Toshio BABA, Administrator of the Estate of  
Motosuke BABA, Deceased, D.F. 37405.

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Certificate of Title No. 104035-I is clear of encumbrances with the exception of Custodian Vesting No. 50874, filed April 19, 1943, covering the interest of Toshio Baba, Administrator of the estate of Motosuke Baba, deceased, and Custodian Vesting No. 53804, filed September 25, 1945, covering the interest of Tsuru Baba (now Tsuru Kuwabara), Matsuyo Baba (now Matsuyo Sakamoto), Toshio Baba, Masao Baba, Kinuko Baba and Stephen Baba.

Title in the name of Toshio Baba, Administrator, was received through Messrs. Geo. A. Touche & Co. on March 27, 1946.

A Deed was executed on May 20, 1946, from Toshio Baba as administrator to himself and the heirs mentioned in Custodian Vesting No. 53804. This property was sold to FREDERICK GORDON BOWCOTT for \$800.00 (cash), date of adjustment being June 19, 1946. The interests of the above-mentioned six Japanese persons were transmitted to the Custodian and the Deed executed in favour of Bowcott, the purchaser. (Vacating Certificate re vesting No. 53804 filed with the application for registration of the deed to Bowcott) The transaction was completed by the delivery of Certificate of Title No. 164904-I to FREDERICK GORDON BOWCOTT on August 8, 1946, and a statement covering the sale was sent to Toshio Baba on September 27, 1946. The net proceeds, namely \$759.87, were released to the credit of the estate of Motosuke Baba, deceased, on August 2, 1946.

Insurance due to expire on May 20, 1948, in the net amount of \$900.00, was transferred to the purchaser on July 23, 1946.

Chattels on the property were sold separately for \$35.00 and are accounted for on the Personal Property Summary.

REAL PROPERTY SUMMARY ( Continued )

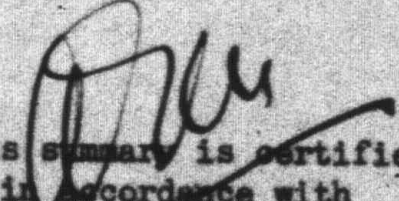
ADMINISTRATION

This property consists of a Bungalow, over 30 years old, and outhouses, on a City lot 50' by 110'. The front of the building, on a level with the sidewalk, was used as a Barber Shop, the rear as living quarters. The acute housing shortage in the district made possible the renting of these premises at \$25.00 per month, from June 1942, to January 1946, when a vacating tenant was not replaced in order to facilitate the sale of the property by making possible immediate delivery. Revenues from this property were credited to the estate account which has been subject to deductions for usual maintenance charges, together with payment of the demand note (Mounce).

On March 6, 1943, Tsuru Baba, Matsuyo Baba Sakamoto and Masao Baba, widow and daughter and son respectively of the deceased, assigned their interests in this Real Property to Toshio Baba, in consequence of which the proceeds from the sale of the Real Property, together with accrued revenues, are being distributed as follows:

The share of Tsuru (5/15), Matsuo (2/15), Masao (2/15) and Toshio (2/15) are being remitted direct to Toshio.

The balance, namely the shares of Kinuko (2/15) and Stephen (2/15) are being held, pending advice from Toshio as administrator or the heirs themselves as to distribution.

  
This summary is certified to  
be in accordance with  
information on file.

AGM/AC

July 7, 1947.

NOTE: Has Vesting Certificate No. 50874 been vacated?

REAL PROPERTY SUMMARY ( Continued )

ADMINISTRATION

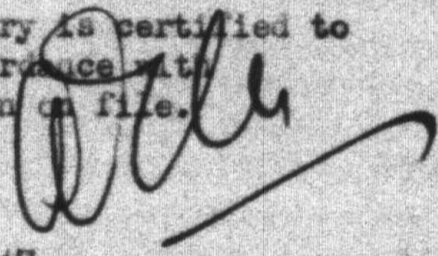
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On March 6, 1943, Tsuru Baba, Matsuyo Baba Sakamoto and Masao Baba, widow and daughter and son respectively of the deceased, assigned their interests in this Real Property to Toshio Baba, in consequence of which the proceeds from the sale of the Real Property, together with accrued revenues, are being distributed as follows:

The share of Tsuru (5/15), Matsuo (2/15), Masao (2/15) and Toshio (2/15) are being remitted direct to Toshio.

The balance, namely the shares of Kinuko (2/15) and Stephen (2/15) are being held, pending advice from Toshio as administrator or the heirs themselves as to distribution.

This summary is certified to  
be in accordance with  
information on file.



July 7, 1947.

AGM/AC

NOTE: Has Vesting Certificate No. 50874 been vacated?

Estate of Motosuke Baba

File No. 1374E  
Res. No. 09258

DEBIT

CREDIT

Rents collected from May 22, 1942 to  
February 1, 1946

1131.13

Commission on rentals collected

50.87

Taxes

Water Rates

Fire Insurance

Transfer charge

Car account

Transfer to personal account, File No. 2310

People's Credit Jeweller Claim

Transfer from 2310, personal account

Payment against note of \$220.15

Repairs

C. C. Masaru, payment on note

Transfer to 2310, personal account

1942  
June 6

August 10

24

24

22

24

1

9

4

9

19

1943

Jan.

25

26

May

8

8

20

13

6

1944

May

June

July

Aug.

Nov.

1945

June 11

Oct.

14.45

2.25

15.48

.75

280.00

14.75

50.00

25.00

10.00

.75

10.00

10.00

10.00

14.45

50.00

10.00

10.00

1.00

8.00

80.15

3.25

10.00

4.00

15.48

1.00

724.25

\$ 1425.88

\$ 1425.88

STATEMENT OF ACCOUNT

File 13748.

Motosuke BABA, Deceased.

Reg. No. —

1942

July	6	Taxes (1942)	\$	14.45	
August	10	Fire Insurance premium	\$	15.48	
Dec.	4	Rents collected, less Agent's fee	\$	7.50	\$ 200.00
		Water rates	\$	2.25	
		Repairs	\$	25.00	
Dec.	9	C. C. Mounce—1st payment on Note for \$220.15	\$	60.00	

1943

May	8	C. C. Mounce—2nd payment on Note for \$220.15	\$	80.00	
		Taxes (1943)	\$	14.45	
October	6	Land Registry Office—Certificate of Encumbrance	\$	2.00	
Nov.	29	Rents collected, less Agent's fee	\$	12.37	\$ 281.13
		Repairs	\$	20.00	

1944

June	30	C. C. Mounce—3rd payment on Note for \$220.15	\$	80.15	
Nov.	21	Rents collected, less Agent's fee	\$	15.00	\$ 300.00
		Repairs	\$	11.25	

1945

June	11	Fire Insurance premium	\$	15.48	
Dec.	10	Rents collected, less Agent's fee	\$	15.00	\$ 300.00

1946

Feb.	8	Rents collected, less Agent's fee	\$	2.50	\$ 50.00
		Water rates	\$	2.03	
		Taxes (1944-5-6)	\$	48.97	
June	19	Sale of Property, as per statement			\$ 759.87
		Sale of all chattels on premises to purchaser of Real Property			\$ 35.00
Today		Balance standing at Credit		<u>\$1,482.12</u>	
				<u>\$1,926.00</u>	<u>\$1,926.00</u>

RGR/P.

E. & O. E.  
27th SEPTEMBER, 1946.

Catalogue No. 903  
Files Nos. 1748 & 2310  
1062 Fourth St., Sidney, B. C.  
14/2/11/M42/381

July 30, 1946.

FREDERICK GORDON BOSCOTT  
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at June 19, 1946)

	DEBIT	CREDIT
Purchase price (including chattels)	\$835.00	
Cheques received		\$835.00
Registration fees on deed - \$800.00	5.60	
Insurance premium \$15.48 (Ex. 20/5/48) - Unearned portion	9.90	
Purchaser's proportion of 1946 taxes paid - 196/365 x \$15.30	8.22	
Balance owing by purchaser		23.72
	<u>\$858.72</u>	<u>\$858.72</u>

BALANCE OWING BY PURCHASER \$23.72

STATEMENT RE SALE OF:

Catalogue No: 903.

Street Address:

1062 Fourth Street, Sidney, B. C.

Legal Description:

14/2/11/RAE/381.

Name: Motosuke BABA, Deceased.

File No: 13748.

Date of Sale and Adjustments ..... June 19th, 1946, ..... \$ 800.00

Sale Price

\$ 41.75

Real Estate Agents Commission  
(including Chattels)

10.00

Charge for Valuation

4.00

Charge for Advertising

2.50

Land Registry Office Transmission Fee

Encumbrances:

~~Mortgage~~

~~Mortgage~~

~~Mortgage~~

~~Mortgage~~

Adjustments:

Fire Insurance

Taxes

~~Water~~

9.90

8.22

58.25

\$ 818.12

\$ 759.87

Net Proceeds credited to your account

Date: ..... September 27th, 1946, .....

Compiled by: ..... Mr. Geo. Peters, .....